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Advocate & Legal Consultants.

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To,
M/s. Shlok Enterprises (Manhar),
Office no. 5, Narayan Heritage,
Off. New Link Road, Behind Mac. Donald,
Dahisar (West), Mumbai - 400 068.

TITLE CERTIFICATE

My Clients M/s. Shlok Enterprises (Manhar), a partnership Firm having its address at Office no. 5, Narayan Heritage, Off. New Link Road, Behind Mac. Donald., Dahisar (West), Mumbai - 400 068., hereinafter called "the Developers" of the Property with respect to all that piece and parcel of Land along with Building / Society known as Manhar Co-op. H. S. Ltd having Reg. No. BOM/WR/HSQ/TC/2614/1987-1988 dated 23/2/1987 situated at Bhausaheb Parab Road, Kandarpada, Dahisar (W), Mumbai - 68., standing thereon on Village Mandpeshwar and Taluka Borivali in the Registration District and Sub District Mumbai City and Mumbai Suburban bearing CTS no. 9 corresponding to Survey no. 2 Hissa no. 6 admeasuring about 243.3 sq. meters and CTS no. 10 corresponding to Survey no. 2, Hissa no. 5 admeasuring about 327.4 sq. meters or thereabouts, as per Property Card equivalent to 570.70 sq. meters or thereabouts, hereinafter referred to as the "said Property" have produced before me the following documents in respect of the said Property.

1. The said Society i.e. **Manhar Co-operative Housing Society Ltd.**, is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land alongwith building standing thereon consisting of Ground plus 3 (Three) Upper Floors & Terrace open to Sky on Village Mandpeshwar, Taluka Borivali in the Registration District and Sub District Mumbai City and Mumbai Suburban and bearing CTS No. 9 corresponding to Survey No. 2 Hissa No. 6 admeasuring about 243.3 Sq. Meters and CTS No. 10 corresponding to Survey No. 2 Hissa No. 5 admeasuring about 327.4 Sq. Meters or thereabouts, as per Property Register Card or thereabouts, and more particularly described in the **Schedule** by virtue of duly executed Deed of Conveyance dated 7/11/2012 by the District Deputy Registrar - 3, Bandra, Mumbai vide Order No: DDR - 3 / MUM / Deemed Conveyance / Deed / 78 of 2012 in favour the Society upon such terms and conditions as therein contained, duly registered with the Sub - Registrar of Assurances at Borivali, Mumbai under Serial No. Baral 7 - 1559 - 2013 dated 21/2/2013, hereto annexed and Stamp duty has been paid on said instrument under the provisions of Bombay Stamps Act, 1958.
2. Development Agreement dated 7th day of October 2013 duly stamped and registered executed between **MANHAR CO-OPERATIVE HOUSING SOCIETY LTD.**, a Society registered under the provision of Maharashtra Co-operative Societies Act 1960, bearing Registration No. BOM/WR/HSG/TC/2614/86-87 dated 28/02/1987, having its



Registered Office at Bhausaheb Parab Road, Kandarpada, Dahisar (West), Mumbai 400068; and M/S. SHLOK ENTERPRISES (MANHAR), a Partnership Firm, registered under the Indian Partnership Act, 1932, having its registered office at Office no. 5, Narayan Heritage, Off. New Link Road, Behind Mac. Donald., Dahisar (West), Mumbai - 400 068., Mumbai; through its authorised Partner MR. KALPESH HIMMATLAL JAIN., hereinafter called the "BUILDERS/DEVELOPERS" having Serial no. Baral 7 - 8214 - 2013 dated 7/10/2013 with respect to the said Property.

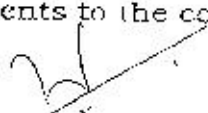
a) For the purpose of this opinion, we have assumed

- i) The Legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies.
- ii) That, accuracy and completeness of all the factual representatives made in the documents.

b) For the purpose of this opinion, I have relied upon:

- i) Copy of documents, Property Search Reports, Paper Advertisements etc.

c) A Certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any Arbitrator or Judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.



- d) Even though this document is titled "Certificate relating to Title" it is in fact an opinion based on the documents perused by us. The Title has been so given at the request of the Client to whom it is addressed.
- e) I am not certifying the boundaries of the said property nor am I qualified to express my opinion on physical identification of the said property.
- f) I have not verified issues relating to acquisition and or reservation of the said Property or any portion thereof by Government authorities.
- g) I am not authorised or qualified to express an opinion relating to plan, permission, approval or development potential of the said Property.

Based on the Property Search Report under offices of the Sub Registrar of Assurances at Borivali, Goregaon, Bandra and Mumbai (Old Custom House) for the period from the year 1994 to 2013 and Paper Advertisements in two local newspapers i.e. in Asian Age and Navshakti (Marathi) on 19th day of November 2013 and upon perusal of the above referred deeds, documents and writings and replying on the declaration made by M/s. Shlok Enterprises (Manhar), to develop the said Property is clear subject to what is stated hereinabove.

Dated this 2nd day of January 2014.

Adv. Urmil Jadav,

ADVOCATE URMIL JADAV
D/S, SHREE KRUPA BLDG.,
CARTER ROAD No. 5,
BORIVALI (EAST),
MUMBAI-400 066.